

Setbacks and Additions

Maximum Floor Area Ratio (FAR): 0.4

FAR may be allowed to increase to 0.45. Please contact a planner to find out how.

FAR is calculated using the total gross floor area of all enclosed structures on the property, including but not limited to:

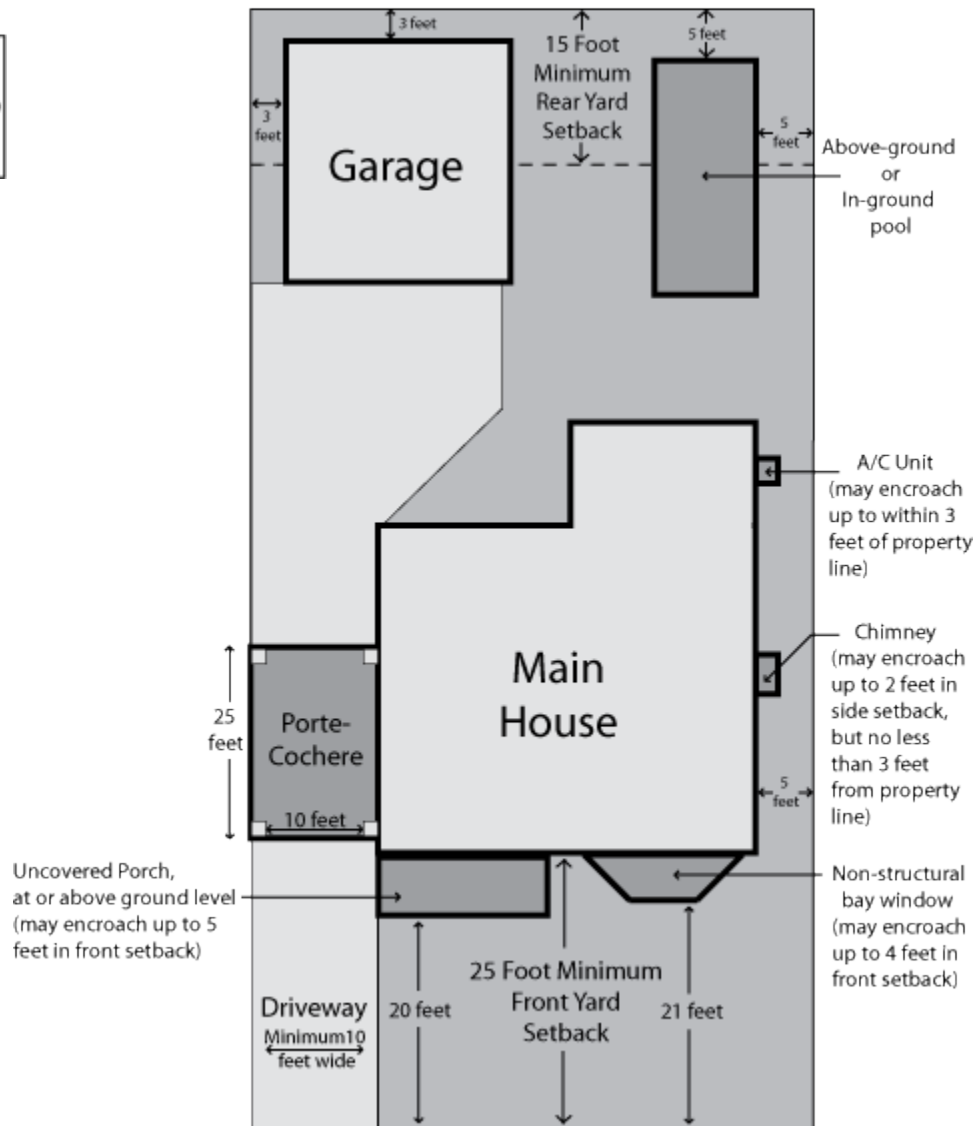
- Main dwelling structure
- Second dwelling units
- Sheds
- Accessory Structures

FAR does not include:

- Garages (or portions thereof up to 600 sq. ft.)
- Carports (or portions thereof up to 600 sq. ft.)
- Stables
- Tack Rooms
- Corrals
- Non-enclosed spaces and structures *

*A space is considered non-enclosed if it is completely open on at least two sides from the ground or floor level to a height of six feet, eight inches from the ground or floor level.

Common Encroachments



Encroachments are permitted into the required setback areas by various structural components and objects to the maximum distance specified in Table 10-1-603(F).

Encroachment distances are measured from the minimum required setback line, and not from the actual setback of the structure. All setbacks and encroachments are measured perpendicular to the property line.

This handout is intended as an example of common setback encroachments, and does not show every possible type. For a more detailed list, please see Table 10-1-603(F) of the Zoning Code, or contact a planner.